

KAHULUI CANNERY, PLANT NO. 28, CANNERY BUILDING AND
DRYER HOUSE/FEED STORAGE BUILDING
(California Packing Corporation)
(Maui Land & Pineapple Company Cannery)
120 Kane Street
Kahului
Maui County
Hawaii

HAER HI-79-A
HI-79-A

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

FIELD RECORDS

HISTORIC AMERICAN ENGINEERING RECORD

National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN ENGINEERING RECORD

Kahului Cannery, Plant No. 28, Cannery Building and Dryer House/Feed Storage Building
(California Packing Corporation)
(Maui Land & Pineapple Company Cannery)

HAER NO. HI-79-A

Location: 120 Kane Street
Kahului, County of Maui, Hawaii

USGS 7.5 minute series topographic map
Wailuku, HI, 1997
The Universal Transverse Mercator (UTM) coordinates for this facility are
04.762780.2311700

Present Owner: Maui Land & Pineapple Company, Inc.

Present Occupant: Maui Land & Pineapple Company, Inc.

Present Use: Pineapple Cannery

Significance: Retains its original canning function and is the last operating pineapple cannery in Hawaii. The pineapple industry is significant as one of Hawaii's two great agricultural industries of the 20th century, along with sugar, and was a major factor in Hawaii's economic development. The cannery is also significant in the economic history of Maui County as a major factor in the development of Kahului. Structure exhibits an architecturally distinct roof form, multiple gables with saw tooth monitors.

Report prepared by: Dee Ruzicka
Architectural Historian
Mason Architects, Inc.
119 Merchant Street, Suite 501
Honolulu, HI 96813

Date: October 2006

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of Erection: 1926, cannery began operation on June 22, 1926.
2. Engineer(s): Some of the original drawings are signed by the Chief Engineer, who appears to be named "Philippe Bush," although the signature is difficult to decipher.

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3. Original and Subsequent Owners: California Packing Corporation was the original owner in 1926. The property was purchased in 1934 by the Maui Pineapple Co., which was managed by Alexander & Baldwin (A&B). In 1969, the Cameron family purchased Maui Pineapple Company from A&B and renamed the company Maui Land & Pineapple Company.

4. Builders, Contractors, Suppliers:

Superintendent: D.A. Buss

General Contractor: Ralph E. Woolley, Honolulu, HI.

Structural steel contractor: Blum

Fire suppression equipment: Grinnell Company of the Pacific, San Francisco, Ca.

Electricity provided by: Maui Electric Company, Maui, HI.

5. Original Plans and Construction Drawings: The original plans for the cannery buildings have various dates from late-1925 through 1926. They were produced by the California Packing Corporation. Various names and Initials on drawings indicate who drew them. These include "Barnum", "H.N.A." and "F.K." Some of the drawings are signed and approved by the Chief Engineer, whose signature is difficult to decipher. The name might read "Philippe Bush."

6. Alterations and Additions: Early additions to the cannery were modest and difficult to date precisely. About one year after the cannery was built, an addition was added to the west end of the warehouse which added about 56'-0" to the length of the original 420'-0" long warehouse portion of the building (ML&P 1932). Another early addition, possibly part of the original construction but not shown on existing original drawings, is an attached two-story addition (about 42'-0" x 70'-0") called an evaporator building. This was built near the east corner of the cannery building and appears on a drawing from 1932 that indicates it was 6 years old at that date (ML&P 1932). This was constructed in the passage between the juice house area of the cannery building and the separate dryer room building. This addition is called "syrup plant" in later drawings and is now called the recovery area.

A number of alterations to the cannery were undertaken between 1932 and 1945. The original blacksmith shop was removed. This was a separate one-story building located northwest of the boiler house near the original machine shop area at the south corner of the main cannery. By 1945 a combination blacksmith and carpenter shop (about 32'-0" x 70'-0") was built between the boiler house and the office. By the same year the boiler house was expanded from its original 40'-0" x 56'-0" to 40'-0" x about 84'-0". This was accomplished by an addition off the south end of the building. Also by 1945 a separate laboratory building (about 35'-0" x 35'-0") was built near the east corner of the cannery building, between it and the dryer building. Between the same years, 1932 and 1945, the roof at the east side of the building was extended about 22'-6" to cover the ends of the receiving stations. The warehouse section was expanded by moving the south wall out about 40'-0". This gave the warehouse a total width of approximately 135'-0".

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By 1947 the combination blacksmith and carpenter shop was removed and replaced with a larger building that was attached to the west side of the boiler house and contained two shops, the electrical shop and the sheet metal shop. This building was about 84'-0" long (the length of the boiler house) x 68'-0" wide.

In 1950 the cannery warehouse received an extension to the west, separated from the cannery's fibreboard warehouse room with a 16" hollow tile firewall (ML&P 1957). The new section was referred to as a warehouse extension. It was the same width as the existing warehouse, about 235'-0" and added about 220'-0" to the length of the warehouse section. Development to the cannery complex occurred throughout the 1950s. In the early part of the decade, the cannery's 100' tall water tower, which had been a local landmark, was dismantled. It was located between the office building and the cannery building. In the mid 1950s, the entry to the cannery premises, which was originally located on Pine Avenue (now Kane Street) and Kaahumanu Avenue, was moved further down Pine Avenue/Kane Street, to opposite of Vevau Street.

In the 1960s, Maui Pineapple Company undertook a significant construction project to expand the warehouse facilities of its cannery complex. A series of three joined warehouse buildings (extant) were constructed between 1961 and 1968 in the area south of the original warehouse section and west of the main office building. Each of these buildings is approximately 110'-0" wide. The first, constructed in 1961 is about 480'-0" long and located approximately 20'-0" south of the original warehouse section. Adjoining it to the south is the second, built in 1962 and about 775'-0" long, and next to that is the third, built in 1968 and about 680'-0" long.

Sometime in the late 1960s, the cannery building was modified with an addition to the receiving facility. In 1966 the cannery discontinued the use of the rail road to transport canned pineapple from the cannery to the pier for shipping and distribution (ML&P ca. late 1940s). This transportation was taken over by trucks. It is most likely that the receiving addition was constructed at that time, and in conjunction with the termination of railroad shipping, to help convert the cannery to truck hauling of fruit (Wilmore 1964). This addition was made to the northeast end of the building, at the end of the row of receiving stations. It is about 130'-0" long x 85'-0" wide and it has open sides and a double-gable roof. Also in this period, a metal-framed lunch pavilion was added for the cannery workers, located between the Boiler House and the cannery, and a wood-frame planning office was built between the cannery and the main office. The cannery office building was also expanded from its original 30'-0" x 48'-3" during this time, to occupy an irregular footprint with overall dimensions of approximately 90'-0" x 80'-0".

The most notable alteration to the cannery was the April 1993 demolition of the original warehouse and the 1950 warehouse addition. The demolished warehouse measured about 680'-0" long x 235'-0" wide and extended from the existing brick fire wall at the west side of the cannery building. The warehouse was removed to make way for the expansion of the Ka'ahumanu Center, a shopping center located to the north.

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On the interior of the cannery, although equipment has been changed over the years, the spatial arrangement of the machinery and operations has remained much the same as originally designed and built, with ancillary departments to the side of the main line of pineapple processing. This is a function of the fruit moving through the canning operation, with waste and scraps sent to departments alongside for processing. Also alongside the production line is the sugar and syrup department. Receiving, Ginaca machines, trimming, packing, can sealing and cooking, syrup, and bran departments are all generally in their original locations. An acoustical tile ceiling was installed above the trimming and packing tables and on the first floor of the adjacent juice room at an unknown date. In the late 1990s, the cafeteria that had operated in the cannery since its inception was closed.

In 2005, ML&P received approval from its Board of Directors to proceed with plans to develop a new, multi-purpose processing facility at the Kahului site. This project, termed MC² for "Multi-Client, Multi-Commodity Center," is planned to take place inside the 1960s warehouse facility. The project will allow for the consolidation of Maui Pineapple Company's fresh fruit production and cannery operations into one manufacturing facility. The historic cannery building and office will be demolished as part of this project, and their functions will be relocated to the modern MC² facility.

- B. Historical Context: For more historical information see historical narrative report; Kahului Cannery, Plant No. 28, HAER No. HI-79, from which the following information is taken. See also, Kahului Cannery, Plant No. 28, Boiler House, Sheet Metal and Electrical Shops, HAER No. HI-79-B, Kahului Cannery, Plant No. 28, Pump House, HAER No. HI-79-C and Kahului Cannery, Quonset Hut Grouping HAER No. HI-79-D.

The Kahului cannery was built by the California Packing Corporation (CPC), as "Plant No. 28" in 1926. In 1924, CPC had entered into a 10-year contract with Maui Agricultural Company and the Haleakala Pineapple Company, who were to supply pineapples for CPC's cannery operations. CPC agreed to build the Kahului cannery and operate it until 1934, using fruit from the two Maui growers. At the end of the contract period, the two growers agreed to purchase the cannery if CPC did not wish to continue to operate it. In 1932, two years before the 10-year contract with CPC would expire, Haleakala Pineapple Co. and Maui Agricultural Co. merged to form Maui Pineapple Company, and the following year, CPC agreed that the Kahului cannery would be sold to Maui Pineapple in March 1934, under the terms of the 1924 contract (*Honolulu Star Bulletin* 1933).

On December 9, 1925 an announcement was expected from CPC that would name J. L. Young as the superintendent in charge of construction of the new cannery (*Maui News* December 9, 1925). The following week the announcement came, but it was Ralph. E. Woolley of Honolulu who was named the contractor for the "concrete and steel construction" of the new cannery with the "actual construction work to start in the near future" (*Maui News* December 16, 1925). One week later there were "more than a hundred men and almost as many horses" at work on the site leveling off the ground and removing sand hills (*Maui News* December 30, 1925). Material was

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delivered to the site via the Kahului Rail Road. Three wells were being sunk for water and D. A Buss was in charge of the construction site for R. E. Woolley (ibid.)

The site superintendent, Mr. Buss, was under pressure to complete the cannery in only six months so that it would be ready to process the 1926 summer crop. He was successful, and on June 19 "what appeared to be an impossibility has been accomplished and an important addition to the industries of Maui" was ready to begin operations (*Maui News* June 19, 1926). At that time the cannery did not have all of its machinery installed. It was only necessary for the cannery to have a portion of its total capacity online to handle that year's harvest. Pineapples were run through the machines to clean them before canning was commenced. Capacity of the cannery was to be increased by adding more machinery over the following years as the harvest increased.

On Monday June 21, 1926, twenty-five carloads of pineapples from the Maui Agricultural Company fields were received at the cannery, and at 6am the following day, June 22, 1926 the cannery began processing fruit on four canning lines. Construction work and machinery installation were ongoing as the plant opened, and six to eight lines were expected to be in operation within a week. "The office had moved from the outside shack into quarters on the second floor." (*Maui News* June 23, 1926).

The original complex consisted of the cannery building (extant) with an attached warehouse (demolished), feed storage & dryer house (extant), office building (extant), boiler house (extant), blacksmith shop (demolished), and a pump house (extant). There was also a notable 100-foot tall, 100,000 gallon steel water tower (demolished). Upon completion of construction, the plant was lauded in newspapers as being "most modern in Territory" (*Maui News* December 4, 1926) and "one of the most important factors that has ever entered into the development of Kahului, Wailuku and all central Maui" (*Maui News* June 19, 1926).

Cannery Operations and Employment

The information below is quoted in excerpt from a documented written by Marvin Bainbridge, an employee of the Kahului cannery from 1938 to 1966. It is a description of the cannery's typical operations in the late 1930s. Most pineapple canneries throughout Hawaii functioned in a similar manner. Bainbridge invented a can palletizing machine, and the means to continually process comestible parts of the pineapple. He also worked on various other inventions at the cannery with other engineers. Bainbridge worked as an engineer from 1938 to 1958, when he became plant manger.

The pineapple was hauled in lug boxes that were stacked one above the other to a height of 5 to 6 ft. The lug boxes were hauled on White trucks with flat deck bodies. The White trucks would back up to the unloading platform at the cannery which at that time was level with the deck of the trucks. Workers with hand trucks would remove the stacks of lug boxes from the trucks and

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store them on the unloading platform until they were taken to the Ginaca¹ machines.

Since the fruit had been pre-graded into three sizes at the plantation, we had three sizes of Ginaca machines at the cannery. Change parts could be used in individual Ginaca machines to change from one size to another to accommodate the varied quantities of the different pineapple sizes that would be delivered to the cannery.

Stacks of pre-graded pineapple would be trucked to the Ginaca machines and individual lug boxes of pineapples would be placed near a Ginaca feeder, either male or female, who would place the fruit one by one onto the Ginaca feed chain, which at that time was probably about 3 ft. above the platform floor.

In order to eliminate the grading of fruit into three sizes at the plantation, the first we did at the cannery was to install a belt conveyor that ran from one end of the platform, just in front of the Ginaca machines, to the other end of the platform. At this end of the platform, we designed, built and installed a bulk fruit grader to grade the fruits into three sizes that formerly were graded in the fields. From the grader more conveyor belts were installed to take the graded fruit back to the Ginaca machines which had their feed chains revised so that the Ginaca feeder stood on an elevated platform...The fruit would transfer from the side of one belt to the side at the other belt, like a merry-go-round, to furnish a continuous supply of pineapples to the various Ginaca machines (Bainbridge, 1999).

Early Ginaca machines removed the shell of the pineapple and then needed the fruit to be manually moved to the part of the machine that cored it and cut off the ends. A fully automatic model was invented in 1949 which accomplished all three processes without handling. Workers then hand-trimmed the cylinders which were machine sliced and delivered to the packing tables for placement into cans. All the while that perfect cylinders and slices were being produced; scraps and trimmings are routed off to produce chunks, crushed pineapple, and juice. Some juice is used for packing the canned fruit and some is made into concentrate. The shells are stripped of flesh (used for crushed pineapple), have their juice extracted, and dried in a rotary kiln for animal feed (which is called pineapple bran). Filled cans are sealed, cooked to sterilize, and cooled before being moved to the warehouse for labeling.

The Kahului cannery has largely employed men and women of Japanese background as intermittent and permanent semi-skilled, skilled (including operators, mechanics, etc.), and supervisors,

¹ Machine used to core and trim outer skin from pineapples.

with the exception of a preponderance of Caucasians in the top professional and management jobs (Cameron, 1974, 4).

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: Utilitarian cannery design. The cannery has a multi-gable roof with sawtooth monitors which allow for the transmission of great quantities of natural light for daytime work.
2. Condition of Fabric: Fair

B. Description of Exterior:

1. Overall Dimensions: The cannery building (including the feed storage/dryer house building) has an irregular-shaped footprint with overall dimensions of about 420'-0" (east/west) x 570'-0" (north/south). Included in the north/south measurement is the feed storage/dryer house building which measures 127'-3" and the receiving addition which measures about 130'-0".

For the most part, the building is one-story with a double-height open ceiling. Exceptions to this include the two-story juice house (recovery plant) and a two-story loft with the cannery's cafeteria (now closed) and the syrup/crushed pineapple room.

2. Foundations: Concrete footings and concrete slab-on-grade.
3. Walls: Steel-framed walls with I-beam columns and girders and horizontal members of steel channel covered with siding of corrugated metal and corrugated cement asbestos panels. The west wall of the cannery is built of red brick, about 12" thick. Prior to the demolition of the original warehouse, this served as a firewall separating the warehouse from the rest of the cannery. The five openings (each approximately 6'-0" x 6'-0") between the demolished warehouse and the cannery have been filled with concrete hollow tile. The first bent of the demolished warehouse roof truss system has been left on the exterior side of the brick wall.
4. Structural System, Framing: Steel I-beam posts and girders, with I-beam joists in areas with a second floor. Fink roof trusses of light gauge steel construction on 14' bents.
5. Porches, stoops, balconies, porticoes, bulkheads: An open-sided, shed roof lunch pavilion is located adjacent to the south side of the cannery building, between it and the boiler house. This has a corrugated metal and corrugated translucent fiberglass roof that is supported on metal pipe posts. At the east side of the dryer house/feed

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storage building is a concrete platform, apparently used formerly to load and unload rail cars. This platform is about 3'-4" high and about 7'-0" wide.

6. Chimneys: Boiler smoke stacks and evaporator stacks are located at the west side of the feed storage/dryer house building. The evaporator stacks are set into two groups, each is supported by a network of steel I-beam columns, beams and diagonals. There are ventilators located at various locations atop the cannery's roof. The main chimney for the steam boilers of the cannery complex is located at the boiler house building (see HAER HI-79-B, Kahului Cannery, Plant No. 28, Boiler House, Sheet Metal Shop, and Electrical Shop Building).

7. Openings:

a. Doorways and doors: A number of the doorways into the cannery building are large-scale openings only with no doors. These are found at the receiving bays at the east side, at the south side of the feed storage/ dryer house building, and at the doorway to the ramp to warehouses at the south corner of the cannery building. An overhead metal roll-up door is at the main cannery building entrance, on the southeast side just north of the lunch pavilion. Another opening on the southeast side, just south of the lunch pavilion, has double doors of chain link fencing. The door to the men's toilets is flush wood, and the door to the women's toilet is flush wood with a single light. Between the entries to men's and women's toilets is a single-light-over-double-panel wood double door that leads to the former dispensary. The east door to the recovery area of the cannery building is flush metal with a narrow vision panel. At the concrete platform on the east side of the dryer house are a pair of wood sliding doors mounted on overhead tracks. Each two-panel door is about 4'-3" wide, with the panels filled with tongue-and-groove boards.

b. Windows and shutters: Most of the windows in the cannery and feed storage/ dryer house buildings are found in the saw tooth monitors of the multi gable roof. These windows are metal framed. Several types of windows are found in the monitors; twelve, fifteen, and twenty-light sash (lights are 12" wide x 1'-6" high), most with a six-light pivot section. These pivot sections were originally hand operated from below by a chain-driven sprocket which rotated a horizontal 1" diameter pipe shaft (of varying length) that extended operator arms at the pivot section of each window. Some of the monitors have had the windows removed and the openings filled with corrugated fiberglass in the bottom sections and screened panels in the upper sections. The walls of the cannery and feed storage/ dryer house building have very few windows. On the southeast side, near the employee's toilets, there are metal-framed eight-light fixed sash windows with large screened transoms. Also on the southeast side, near the south corner is one twenty-light window with a center six-light pivot section, and one sixteen-light window with a top eight-light pivot section. The recovery room has fixed louver vents at the first and second stories.

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8. Roof:

a. Shape, Covering: The main roof of the cannery building is a multi-gable roof with saw tooth monitors that face the southeast. The feed storage/dryer house building has a double-gable roof with saw tooth monitors that face the southwest. Several areas of the roof have round, metal-capped ventilator openings. The first bay (14'-0") at the southwest end of the cannery building has a saw tooth roof of six single-sloped roofs with metal-framed windows in its vertical faces. The receiving area addition at the north corner has a double gable roof with no monitors. All areas of the roofs on the cannery (except for the ca. 1967 receiving addition) and feed storage/dryer house buildings have wood purlins and wood plank sheathing covered by built-up roofing. The receiving addition has steel purlins that are covered with corrugated metal panels and translucent fiberglass panels.

b. Roof Construction: The roofs of the cannery (including the original receiving area) and feed storage/ dryer house buildings are built of trusses of light gauge steel construction on steel I-beam posts in bents that are spaced 14'-0" on center. The saw tooth monitors are formed by an extension of one of the trusses top chords upward past the gable ridge. At the northeast side of the cannery building, the six gable ends of the receiving and fruit storage areas each have a large fixed louver vent.

c. Eaves: The buildings have eaves that project about 1'-0" at the gable ends of the roof and at the side walls. The monitors with screened openings have awnings of corrugated fiberglass panels which project about 3'-6" and protect the openings from the weather.

C. Description of Interior:

1. Floor Plan: The cannery building is primarily one large room on the ground floor that is partitioned into various working areas and departments by the arrangement of equipment and the lines of 14' spaced I-beam posts. Several areas are walled off from the main cannery area. At the northeast end, a window wall of fixed lights separates the receiving area and Ginaca machines from the trimming and packing tables. This transmits light while serving to isolate the packing tables from the dusty receiving area and keep them clean. The window wall also blocks much of the sound of the loud Ginaca machines from reaching the workers at the tables. At the south side of the cannery building, areas for the machine shop, glove room, and men's and women's locker rooms are walled off from the main cannery area.

The fruit in the cannery building flows along the production line, generally from the northeast, at the receiving area, to the southwest, where it is palletized for forklift transport to the nearby warehouse. From the northeast to southwest, the main areas of the cannery are; receiving, Ginaca coring and peeling machines, trimming and packing tables, can sealing, cooking, and cooling.

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The main cannery area has a second floor or mezzanine at its southwest side, which is U-shaped in plan with its two arms pointing southwest. The center area, between the arms of the U, is open to the ground floor of the cannery below. The mezzanine is accessed by stairs at its southeast side and at its north corner. The southeast staircase leads to the former employee cafeteria (now vacant), which takes up about half of the south arm of the mezzanine. Most of the rest of the mezzanine is used for storage.

At the northwest side of the mezzanine, the top portions of moving machinery protrude upward to the mezzanine level from the ground floor of the cannery. This machinery is the return loop of a canning conveyor belt.

Another two-story section is located at the juice and syrup room at the southeast side of the cannery, next to the feed warehouse/ dryer house building. This section is accessed by a staircase at the north corner, near the beginning of the line of trimming tables. The second floor of this section of the building is one large space that is filled with machinery, tanks, and piping for the sugar syrup used in packing the fruit.

The dryer house/feed storage building is divided into eastern and western sections. The eastern half of the dryer house/feed storage building (not accessed for this report) is rented out, and the tenant (Maui Cattle Co.) has built another structure inside this portion of the dryer house. The floor plan of the dryer house/feed storage building is open space at its western half. This is partitioned by equipment and machinery. (Outside the west wall of the dryer house/feed storage building are two boilers that were installed in 1980 to provide steam for the cannery. One boiler, rated at 160 psi, is inoperable, and the other, rated at 350 psi is used to provide steam for the cannery.) There is no second floor in the dryer house/feed storage building. The south corner of this half of the building is open storage space for pineapple bran, an area large enough to operate an end-loader to pile the bran into heaps.

2. Floor Finish: Concrete on ground floor of both buildings. The U-shaped mezzanine of the main cannery area is tongue-and-groove wood planks about 5¼ wide, and the second floor of the juice and syrup room is concrete.

3. Wall and Ceiling Finish: Most of the walls of the cannery and feed storage/dryer house buildings are the same corrugated metal or corrugated cement-asbestos panels which cover the exterior. Interior walls at the southeast side of the cannery (locker room areas) are also corrugated metal panels. The interior walls at the glove room are plywood and vertical tongue-and-groove. The southwest wall of the cannery building is a 12" thick brick wall that originally served as a firewall between the main cannery and the original warehouse (demolished) which extended to the southwest. This wall is built of red brick (typically 2½" x 3½" x 8") set in common bond with coral-sand mortar.

Ceilings are mostly open to the wood plank roof sheathing, which is painted white. Above the trimming and packing table area and at the first floor of the juice and syrup

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room is a dropped ceiling of acoustical tile. The ceiling at the ground floor of the cannery, below the mezzanine, is the wood plank sub floor of the mezzanine.

The women's toilet room, located on the south side of the cannery, is historically intact. The room height reaches to the monitor above, although the perimeter of the room has shorter walls (approx. 8'-0" high) with original wood tongue-and-groove siding. The individual stalls have their original single-panel doors and 2½" tongue-and-groove partitions. The men's toilet room height also reaches to the monitor with shorter walls of original tongue-and-groove, but the original stalls have been replaced with flush doors and partitions.

4. Decorative Features: The cannery does not contain decorative features; it is purely utilitarian in design.

5. Lighting Fixtures: Upon completion of construction, the cannery was noted to be "the best naturally lighted and artificially lighted plant in the islands" (*Maui News* December 4, 1926). The roof monitors performed so well that the cannery had a near-complete reliance on natural light for daytime work. Today there are dropped pendant, warehouse-type lights in the areas that are open to the roof. These appear historic, although it is unclear if they are original. Today, there are fluorescent fixtures at most areas of the cannery and feed storage/ dryer house buildings. These fixtures are suspended at areas of the cannery open to the roof, and are recessed in the areas with acoustical tile ceilings.

6. Mechanical:

- a. Heating: The cannery is not heated.
- b. Fuel: Oil was the original fuel to the boilers, which provided steam for the applications of the canning process that require heat.
- c. Plumbing: Automatic sprinklers.
- d. Water supply: From 6" and 4" city water mains as well as from on-site well. Water was originally pumped from the well by an Allis Chalmers electrical centrifugal pump with a capacity of 1000 gallons per minute. There was a 100,000 gallon steel water tank 100 feet tall at the complex, now demolished.
- e. Electric: Electricity for lights and power was originally provided by Maui Electric Company.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

All drawings are located in the archival records of Maui Land & Pineapple Company (ML&P) Company History.

Construction drawings by the California Packing Corporation are dated January 1925 through November 1925. Machine and mechanical equipment layout drawings by the California Packing Corporation are dated January 1926 through December 1926. A plat plan drawing by the California Packing Corporation is dated October 1926.

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An underground plumbing drawing for the fire protection system by the Grinnell Company, San Francisco, CA is dated March, 1926.

A drawing of Factory Steel Windows and Operators by the Soule Steel Co., Steel Door and Window Division, San Francisco CA (Theo H. Davies Ltd, contractor) is dated May 1938.

B. Early Views:

Documents, photographs, and drawings are located in the archival records of Maui Land & Pineapple Company (ML&P) Company History.

C. Bibliography:

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PART IV: PROJECT INFORMATION

Photo documentation and recordation of this facility was undertaken because Maui Land & Pineapple Company (ML&P) currently plans to demolish four buildings in whole or in part on the cannery complex as part of ML&P's MC2 ("Multi Client, Multi-Commodity Center") redevelopment plan. These include a 1,665 square foot portion of the historic cannery building, full demolition of a 6,400 square foot Engineering Office built in 1926 (but significantly altered and added to, and as such not eligible for the National Register of Historic Places, or worthy of HABS documentation), a 21,000 square foot Repair Shop built in 1999 (similarly not Eligible), and an 890 square foot Maintenance Shed built in the early 1970s (also not Eligible). It is possible that other unplanned development projects in the future could include the demolition of additional historic buildings in the cannery complex. The cannery site is located within the County of Maui's Special Management Area (SMA).

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As part of the SMA permitting process, the County of Maui Department of Planning evaluates "impacts to the environment, historic and cultural resources, drainage and impervious surface cover, public views of the ocean, public access to beaches and shoreline, and the cumulative impacts of development" (County of Maui Department of Planning, 2005). Upon reviewing the proposed demolition, the Department of Planning issued the approval for the SMA. The Cultural Resources Commission, serving under the County of Maui Department of Planning, recommended that HABS documentation occur. Accordingly, this report and four others for the site were written to satisfy this requirement and serve as mitigation for the proposed demolition. (This project was not subject to Section 106 review.)

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Location map. From USGS 7.5 minute series topographic map, Wailuku, HI, 1997.
Reduced, not to scale.

